

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/17 Alfred Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000 & \$590,000

### Median sale price

Median price \$526,500 Property Type Unit Suburb Prahran

Period - From 01/07/2022 to 30/06/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	11/29 May Rd TOORAK 3142	\$586,056	16/06/2023
2	22/123 Millswyn St SOUTH YARRA 3141	\$570,000	29/07/2023
3	8/7 Davidson St SOUTH YARRA 3141	\$555,000	19/07/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/08/2023 10:34



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$570,000 - \$590,000

**Median Unit Price**

Year ending June 2023: \$526,500

## Comparable Properties



11/29 May Rd TOORAK 3142 (REI/VG)

**Agent Comments**

1 1 1

**Price:** \$586,056

**Method:** Sold Before Auction

**Date:** 16/06/2023

**Property Type:** Apartment



22/123 Millswyn St SOUTH YARRA 3141 (REI)

**Agent Comments**

1 1 -

**Price:** \$570,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** Apartment



8/7 Davidson St SOUTH YARRA 3141 (REI)

**Agent Comments**

1 1 1

**Price:** \$555,000

**Method:** Sold Before Auction

**Date:** 19/07/2023

**Property Type:** Unit

**Account - Woodards** | P: 03 9572 1666 | F: 03 9572 2480